

# 6 CAMBRIDGE GATE, REGENT'S PARK, LONDON, NW1 4JX

## DESIGN AND ACCESS STATEMENT & HERITAGE ASSESSMENT



Cambridge Gate - Front Elevation (Reproduced by permission of Aston Chase)

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### **DESIGN AND ACCESS STATEMENT AND HISTORICAL ASSESSMENT**

#### **1.0 INTRODUCTION**

- 1.1 This Design and Access Statement and Heritage Assessment is submitted in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Development Management Procedure) (England Order 2010, "Guidance on Information and Requirements and Validation" March 2010) and follows guidance laid down in DCLG Circular 01/2006. The Historical Assessment considers the design of the proposed works in respect of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the government's objectives for the historic built environment as set out in the National Planning Policy Framework (March 2012). The assessment also takes account of The Regent's Park Conservation Area Appraisal and Management Strategy Adopted 11 July 2011 that provides supplementary planning guidance.
- 1.2 The proposal seeks planning permission and listed building consent for minor internal alterations to the plan layout of the single family apartment and mews accommodation; the construction of a structural glass floor at ground floor level to form an enclosed rear courtyard at lower ground floor level; the replacement of non-historic windows, doors and brickwork around the rear courtyard at ground and lower ground levels with Crittall Corporate W20 Glazing System components; the replacement of an existing glazed box projection at rear third floor level with Crittall W20 units and the replacement of existing heat pumps incorporated within a "Green wall" at ground floor courtyard level to provide air cooling to principal rooms.

#### **2.0 HISTORICAL CONTEXT**

- 2.1 At the beginning of the 19<sup>th</sup> century the Commissioners of Woods, Forests and Land Revenues took steps to develop the farm land comprised by Marylebone Park. John Nash, who was the then architect to the Office of Woods and Forests, submitted a very different plan to other architects consulted. Nash's conception of The Park was, in the first instance, an assemblage of villas in landscape with an almost continuous belt of terraces as a kind of architectural back-cloth. It is this original concept, his "Grand Design" that sets the architectural and historic value of The Park today.
- 2.2 Cambridge Gate is a terrace of houses which replaced Decimus Burton's Colosseum, 1824-1827 and demolished in 1875. The Colosseum, similar in architectural style to the Pantheon in Rome, was a rotunda that housed a gigantic 360-degree panoramic view of London, measuring 24,000 square feet (2230 sq.m) with a dome larger than that of St Paul's. The architects of Cambridge Gate were Thomas Archer and Arthur Green whose other works in the picturesque French style include the Café Royal, Whitehall Court and the Hyde Park Hotel. It is the only stone (Bath Stone) fronted terrace in Regent's Park. It was earmarked for demolition not only by Gorell but also by later evaluations. The redevelopment was put on hold in 1959 and temporary office tenancies were extended. The Crown Estate occupied nos: 1 and 2 from 1945 to 1956 as offices.

2.3 The Gorell Committee reporting in 1947 (Cmd. 7094) recommended that:

*“the Nash Terraces were of national interest and importance and should be preserved as far as that was practicable, and without strict regard to the economics of prudent estate management.”*

2.4 The Crown Estate qualified matters relative to “preservation” in their publication The Future of The Regent’s Park Terraces - Third Statement by The Crown Estate Commissioners June 1962. They decreed under Clause 25(i) that:-

*“We have said that the fronts of the Terraces would remain as in the original design. This will apply to the ends and to any other ornaments part covered by the original Nash design.”*

and under Clause 25(ii) that:-

*“Most of the back walls have no architectural merit. Many will, however, be kept and strengthened where this course is proper for the design of the interior. It must be emphasised that all Terraces were designed to be used as a series of single houses. Sometimes the shape, depth and size do not readily convert to flats. In Cumberland Terrace conversions extending over one, two or three houses have been very practical. But this will not be so in all Terraces. We shall insist on a proper treatment of all back elevations but shall not prevent demolition. In the case of York Terrace we shall, indeed, insist on the removal of the present back wall and its replacement in a better design. In proper places we shall encourage a reduction or an increase in the depth of the Terrace.”*

and under Clause 25(iii) that:-

*“We shall not insist on the preservation of party walls where conversions into flats are to be carried out. They have never had any significance in the Nash design and in some Terraces their retention would seriously hinder proper conversions.”*

2.5 The Gorell Report was reviewed in The Future of The Regent’s Park Terraces, Third Statement by The Crown Estate Commissioners published in June 1962.

*“We now announce a complete scheme for the preservation of all the existing Nash Terraces facing Regent’s Park or forming part of the entrances to the Park. When the scheme is finished the fronts and ends of every such Terrace will correspond with Nash’s original design and every building should have an effective use and a life of at least 60 years”.*

They advised in paragraph 61:-

*“that as a minimum seven Terraces should at all costs be restored and preserved. These were Cumberland Terrace, Chester Terrace, Park Crescent, York Gate, Cornwall Terrace, Sussex Place and Hanover Terrace, comprising together rather less than half the houses in the Terraces round the*

*Park. They recognized that York Terrace was not of quite the same architectural merit, but nevertheless felt that it also should be preserved.*

They recommended in paragraph 68:-

*“that Someries House, Cambridge Gate and Cambridge Terrace should not be preserved but be demolished”.*

They further advised that in paragraphs 62 to 65:-

*“the decisions whether to preserve or to demolish and rebuild and the method to be chosen for preservation must be left to the Crown Estate Commissioners when the occupation of the Terraces by the Ministry of Works came to an end. Among the methods of preservation mentioned in their Report were restorations or conversions behind the existing ornamental fronts, complete demolition and rebuilding with replicas and complete demolition and rebuilding with replicas but with stone facing”.*

- 2.6 In Section D of The Future of The Regent's Park Terraces, Third Statement June 1962, the Commissioners stated in respect of Cambridge Terrace (ten houses), Cambridge Gate (ten houses) and Someries House that:-

*“This is the one area where the Nash design cannot be preserved. It is true that six out of ten houses still exist in Cambridge Terrace and that a portion of a Nash design remains. But this Terrace was the least exciting in the Park and the Gorell Committee advised that as soon as practicable the site should be cleared and the remainder of the Terrace should not be renewed.*

*Cambridge Gate replaced the Colosseum (designed by Decimus Burton) after it was pulled down in 1875, and this too was recommended for demolition. Lastly, Someries House had been so altered over the years that it had lost its merit. It has been demolished, together with the houses behind it facing Albany Street.*

*Our plans for this non-Nash corner of the Park are as follows. On the site of Cambridge Terrace and the buildings behind in Albany Street there will be erected, it is hoped, a hostel for students of the University of London. We shall not permit any tall building on this site and the main entrance must be from Albany Street. The buildings will correspond with the general scale of height of Nash Terraces and must harmonise in particular with the southern end of Chester Terrace. Chester Gate will not be allowed to become a main thoroughfare. The University must clearly look to a building of a size economical to run. We hope the architect of the University will be able to fulfil on this site the objectives of both the University and ourselves”.*

- 2.7 The Gorell Committee asked that:-

*“as soon as practicable Cambridge Gate should be pulled down and that Colosseum Terrace behind should also come down. They asked for a Music Centre to be provided. It is not yet practicable to demolish as the buildings are fully let, partly under controlled tenancies. The earliest date when the future of these buildings could be considered is now 1976. In 1959 the provision of a largish Music Centre in Regent's Park was, after a national survey, declared*



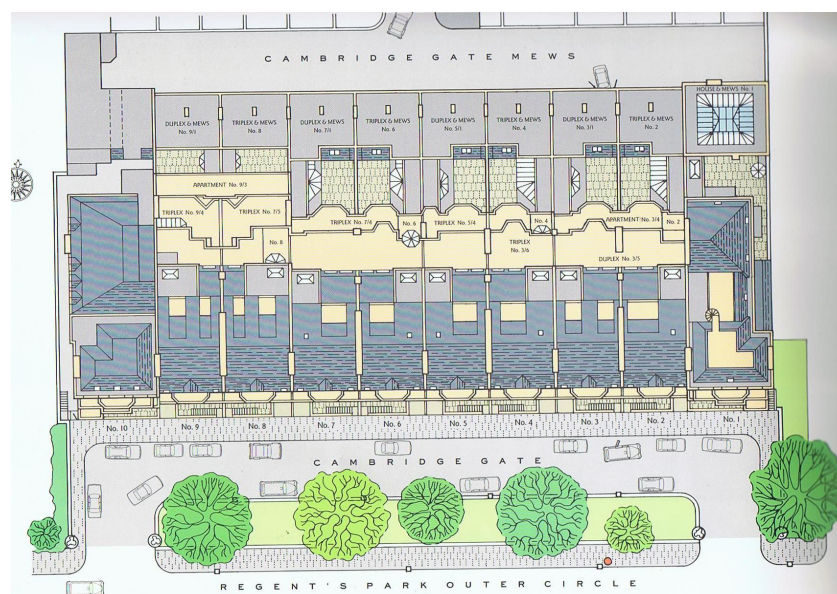
*to be at present unnecessary. It was thought that there might still be a need for a Music Centre of more modest aims, but that this could not be accorded a high degree of priority and would in any event need to find independent backing. By 1976, who knows, the need may be more pressing and somebody might find the independent backing to renew the Colosseum for music rather than for panorama.*

*The site of Someries House is now a busy one with the builders erecting the new home for the Royal College of Physicians designed by Mr. D. L. Lasdun, F.R.I.B.A., and being built by G. E. Wallis & Sons, Ltd. We were proud that the foundation stone was laid in March by Her Majesty The Queen Mother.*

*Thus there will be a gap in the Nash backcloth, but we hope it will be filled worthily”.*

### 3.0 HISTORICAL CONTEXT

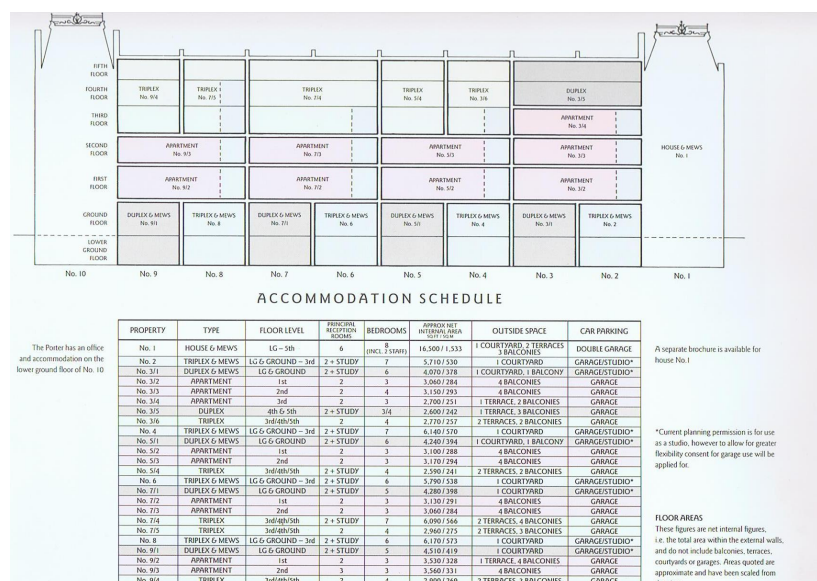
- 3.1 The Conservation Practice submitted planning and listed building applications in April 1994 for the Change of Use and works of conversion from office and residential use to 23 self-contained flats and a single family dwelling together with works of demolition, extension and alteration. The applications were considered under Case File No: L11/11X/A and approved by the London Borough of Camden in September 1994.



Extract from Cambridge Gate Sales Brochure prepared by Cambridge Gate Ltd for marketing purposes

- 3.2 The development was undertaken in the mid nineties by a consortium Cambridge Gate Development Ltd, funded by an African Business Cartel. Balfour Beatty was the main contractor. Work commenced in 1996. Works involved the major reconstruction of the terrace and included demolition and rebuilding of parts of the mews buildings as well as the rear elevation to the main terrace with large areas of brickwork rebuilt both internally and externally. At the rear of the development mews houses and horse stables were partly rebuilt and converted to residential accommodation. All existing

cobbled streets, feature chimneys, corbels and feature brickwork courses were rebuilt or restored. Bricks used during construction were either site-salvaged or from reclamation yards specialising in materials from this period. Predominantly lime mortar was used to build in keeping with original building practises.



Extract from Cambridge Gate Sales Brochure showing sections and accommodation schedule prepared by Cambridge Gate Ltd for marketing purposes

- 3.3 ARP Architects submitted Planning and Listed Building applications for the Installation of air conditioning unit in the rear basement courtyard with associated pipework and internal works in connection with the existing flat. The applications were approved under references 2011/4858/P and 4917/L on 22<sup>nd</sup> November 2011.

The Planning Officers' reports to Committee or to Member's briefings in respect of several planning and listed building applications for alterations to apartments within Cambridge Gate recognises that:-

*"The building has undergone considerable internal rebuilding and remodelling and much of the internal layout has been altered. Virtually nothing remains of the historic internal finishes. The special interest of Cambridge Gate is considered to be the fine external elevations and the particularly impressive hall and staircase". (See 2010/5624/L)*

## 4.0 LISTED BUILDING DETAILS

- 4.1 The Listed Building Description for Cambridge Gate is as below:-

Description: Numbers 1-10 Cambridge Gate and Attached Railings

Grade: II  
Date Listed: 14 May 1974  
English Heritage Building ID: 1244289

Location: Camden

National Grid Reference: TQ 28763 82469

Local Authority: Camden Borough Council

County: Greater London

Country: England

Postcode: NW1 4AB

## CAMDEN

TQ2882SE CAMBRIDGE GATE 798-1/92/142 (East side) 14/05/74 Nos.1-10  
(Consecutive) and attached railings  
GV II

Terrace of 10 houses. 1875-77. by T Archer and A Green. Built by Stanley G Bird. Bath stone; slated mansard roofs with dormers. Large slab chimney-stacks. 4 storeys, attics and basements. Symmetrical terrace in French Renaissance style with projecting end bays (Nos 1 & 10). EXTERIOR: each house with 1 window each side of a 3-window bay. Windows mostly recessed casements with enriched panels over. Square-headed doorways with enriched half glazed doors and fanlights (some with enriched cast-iron grilles). Nos 1 & 10 with prostyle porticoes. Canted window bays rise through lower 3 storeys with bracketed cornices and central pediments with pierced parapets over. Ground floor with pilasters carrying entablature with continuous balustraded parapet at 1st floor level. Console-bracketed balcony with balustrade at 2nd floor level with cast-iron balconies to bay windows. 3rd floor, 3 windows separated by pilasters above bay windows, with 1 window each side. Bracketed cornice and parapet. Above bay window bays, large dormers of single round-arched light with keystone, topped by segmental pediment and flanked by scrolls. End houses with attic storeys above cornice and tall mansard roofs enriched with cast-iron railings and large palmettes. Nos 8 & 9 with blind boxes. Left hand return with 8-light cast-iron conservatory bay window on bracketed stone base. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached, cast-iron panelled railings with floral motif to areas. HISTORICAL NOTE: this terrace was built on the site of the Colosseum (1824-6, demolished 1875) by Decimus Burton. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II):

London:-1938: 123).

Listing NGR: TQ2877482474

## 5.0 CAMDEN LOCAL DEVELOPMENT FRAMEWORK

- 5.1 Camden's Local Development Framework (LDF) replaced the Unitary Development Plan (UDP) in November 2010. It is a collection of planning documents that sets out a strategy for managing growth and development in the borough. Camden's Core Strategy sets out the key elements of the Council's planning vision and strategy for the borough. The following policies have been considered and addressed as part of the proposed planning and listed building applications.

5.2 As part of the Core Strategy Section **CS14 - Promoting high quality places and conserving our heritage** considers that:

*The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:*

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

5.3 The following policies are relevant under the Camden Policies under the LDF and have been considered as part of the design principles for the proposed alterations and additions to the property.

**Policy DP22 - Promoting sustainable design and construction**

*The Council will require development to incorporate sustainable design and construction measures. Schemes must:*

- a) demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and*
- b) incorporate green or brown roofs and green walls wherever suitable.*

**Policy DP24 - Securing high quality design**

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.*

**Policy DP25 - Conserving Camden's heritage Conservation areas**

*In order to maintain the character of Camden's conservation areas, the Council will:*

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this*



*harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*  
*d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*  
*e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

### **Listed buildings**

*To preserve or enhance the borough's listed buildings, the Council will:*

*e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*  
*f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*  
*g) not permit development that it considers would cause harm to the setting of a listed building.*

### **Policy DP26 - Managing the impact of development on occupiers and neighbours**

*The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:*

*a) visual privacy and overlooking;*  
*b) overshadowing and outlook;*  
*c) sunlight, daylight and artificial light levels;*  
*d) noise and vibration levels;*  
*e) odour, fumes and dust;*  
*f) microclimate;*  
*g) the inclusion of appropriate attenuation measures.*

*We will also require developments to provide:*

*h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*  
*i) facilities for the storage, recycling and disposal of waste;*  
*j) facilities for bicycle storage; and*  
*k) outdoor space for private or communal amenity space, wherever practical.*

## **6.0 PLANNING POLICY FRAMEWORK**

6.1 At the national level the government's objectives for the historic environment are set out in Part 12 of The National Planning Policy Framework (March 2012). The document places emphasis for decisions relating to listed building consent and planning permission to be determined by the Local Authority against their specific policy and guidance. The NPPF is a material consideration in the planning process and has amplified the guidance previously set out in PPS5.

6.2 The NPPF defines significance as:

*"The value of heritage assets to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".*

- 6.3 The NPPF makes it clear that local authorities, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to that asset's conservation, that is:

*"The process of maintaining and managing change to heritage assets in a way that sustains and where appropriate, enhances its significance".*

- 6.4 The NPPF recognises a distinction between levels of harm to a listed building or conservation area and defines these as substantial or less than substantial. Paragraph 133 states that:

*"Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss".*

- 6.5 Paragraph 134, states that:

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".*

- 6.6 Paragraph 187 states:

*"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area."*

## **7.0 THE BUILDINGS SPECIAL INTEREST AND SIGNIFICANCE**

- 7.1 At the end of the Second World War the terraces were in deplorable condition. Many had been damaged by bombing, while all the buildings were badly affected by dry rot and the effects of the minimum maintenance during the war years. The terraces presented a gap toothed, peeling prospect and most of the houses were empty and derelict.

- 7.2 Cambridge Gate is a terrace of houses which replaced Decimus Burton's Colosseum, 1824-1827 and demolished in 1875. It was earmarked for demolition not only by Gorell but also by later evaluations. The redevelopment was put on hold in 1959 and temporary office tenancies were extended. The Crown Estate occupied nos: 1 and 2 from 1945 to 1956 as offices. Cambridge Terrace is Grade II listed as of "group value". The buildings' significance and special interest is in the external fabric and in particular the front elevation and its relationship to the neighbouring buildings and the composition as a whole that forms part of development of the architecture of The Park. The building was subject to major reconstruction in the 1990's by The Crown Estate and Cambridge Gate Development Ltd. The interior is much altered with only the main staircase and balustrade being fabric that remains from 1875. Immediately beyond is Denys Lasdun's Royal College of Physicians which took the place of Someries House and was opened in 1964.

- 7.3 The proposed works are contained within the existing external envelope of the main building. The provision of a new structural glass floor is contained within the internal courtyard which was already reconstructed as part of the work carried out in the 1990's. There will be no loss of amenity as a result of the works. During the course of the works all efforts will be made to reduce any inconvenience to the neighbours. The works to the buildings will be subject to a Licence to Alter prepared by The Crown Estate which limits the hours of work and more particularly controls and limits any potential noisy building operations to specific times of day.

## **8.0 DESIGN & HERITAGE IMPACT**

### **8.1 External Alterations**

- 8.1.1 No alterations are proposed to the front elevation of the apartment facing onto Regent's Park.
- 8.1.2 No alterations are proposed to the front elevation of the mews house facing onto Cambridge Gate Mews.
- 8.1.3 To the main rear elevation at third floor level it is proposed to demolish and replace the metal frame and glass box structure dating from the 1990's with a glass and metal structure made of components from the Crittall Corporate W20 Range.
- 8.1.4 To the rear courtyard area it is proposed to demolish and replace the 1990's metal frame and glass box structure at ground floor level that forms part of the link structure between the main house and the mews accommodation with a glass and metal structure made of components from the Crittall Corporate W20 Range. Similarly it is proposed to demolish the double doors, brickwork and two sash windows dating from the 1990's rebuild at ground floor level below with components from the Crittall Corporate W20 Range.
- 8.1.5 To the rear elevation of the mews facing into the courtyard it is proposed to demolish the two sash windows and brickwork between at first floor level and the entrance door and sash window with brickwork between at lower ground floor level facing into the courtyard and to replace with glazed screens with components from the Crittall Corporate W20 Range.
- 8.1.6 To the main rear elevation facing onto the courtyard it is proposed to take out the modern timber doors, to enlarge the width of the opening and install Crittall Corporate W20 metal and glass screen to give access from the master bedroom.
- 8.1.7 To the rear courtyard area it is proposed to remove the existing condensing units and housing at lower ground floor level and to construct a structural glass floor supported on glass beams to provide a covered space. It is proposed to construct a "green wall" and water feature at ground floor level on the north boundary wall to conceal new heat pumps to provide air cooling to main internal rooms.

## 8.2 Internal alterations

- 8.2.1 The Schedule of Work that accompanies this application describes the scope of the work in more detail. Part of the proposal involves minor internal alterations to the house.
- 8.2.2 At lower ground level minor modifications are shown to the layout. It is proposed to demolish the “rabbit warren” arrangement of internal bathrooms and corridors that were inserted into the core of the building during the 1990’s reconstruction work. This simplifies the plan form and returns the layout to a design similar to the original. The partition dividing front room that provided two bedrooms and the false chimney breast are removed to return the layout to a single undivided space which incorporates a view towards the three windows to the bay. The rear link room is shown converted to accommodate a master bathroom. The mews house accommodation is altered to provide a bedroom with en-suite facilities with the garage converted into a small utility room. The garage door is retained to maintain the external elevation from Cambridge Gate Mews.
- 8.2.3 At ground floor level the principal rooms are maintained although the doorway from the entrance hall into the front reception room is shown closed off which is an arrangement that already exists at 4 Cambridge Gate. The mews plan form is maintained with minor modifications.
- 8.2.4 At third floor level the bedroom is shown enlarged by the demolition WC enclosure. A new shower room is shown located as an extended landing to the main staircase area.

## 9.0 ASSESSMENT

- 9.1 The following assessment is undertaken using the customary scale of assessment of the change as Negative – Neutral – Positive and the potential for qualifying the degree of change as Major or Minor for each change other than Neutral

Floor	Works	Consideration	Assessment
LG	Front room - demolition of stud partition and chimneybreast to front room.	Removal of non-original fabric - high quality refurbishment. Minor	Positive – returns room to original plan form
LG	Demolition of bathrooms and shower rooms to central core.	Removal of non-original fabric. Minor.	Positive – returns area to historic plan form
LG	Minor internal alterations to mews	Non material. Minor	Neutral
LG	Alterations to wall elevations facing onto courtyard and the insertion of Crittall Corporate W20 steel and glazed components. Insertion of structural glass floor at ground floor level.	Courtyard elevations part of works carried out in 1990’s. No impact on historic fabric. Removes open area at LG level that that was a dark uninviting space. Minor	Positive – provides covered space to courtyard and comprehensive design treatment of rear courtyard area. Open area raised up to gain daylight.



Floor	Works	Consideration	Assessment
<b>G</b>	Door from hallway to front reception room closed off.	Access to room from internal hall lobby only which also gives access via matching doors to dining room at rear. Major	Neutral – similar arrangement exists at 4 Cambridge Gate.
<b>G</b>	Replacement glazed link structure to join main house to mews in Crittall Corporate W20 components.	Poor design of existing glazed link replaced with modern high performance structure. Minor	Positive – provides comprehensive design for courtyard area at ground and lower ground floor levels.
<b>G</b>	Replacement of heat pump unit at lower ground floor level with heat pumps concealed within a “green wall” and water feature at ground floor courtyard level.	Replacement of existing air cooling system treated as part of the overall design of the courtyard area rather than an add-on. Major	Positive – design carefully considered as part of the overall scheme.
<b>G</b>	Minor internal alterations to mews	Non material. Minor	Neutral
<b>3</b>	Demolition of WC enclosure and formation of new shower room to landing area.	Increases size of bedroom. Minor	Neutral
<b>3</b>	Replacement glazed box structure to terrace area in Crittall Corporate W20 components.	Poor design of existing glazed box replaced with modern high performance structure. Major	Positive – provides additional floor space to bedroom and improved design

9.2 In summary the proposed alterations do not result in any harm to the significance of the listed building or to the character and appearance of the conservation area. The redesign of the courtyard using Crittall Corporate W20 components and the insertion of a structural glass floor at ground floor level provides a comprehensive solution that enhances the appearance of the outdoor space and provides a more usable area for the occupants.

## 10.0 LANDSCAPE

10.1 There are no landscape issues associated with this application.

## 11.0 USE

11.1 The use of the residential property as a single family apartment remains unaltered.

## 12.0 SIZE AND LAYOUT OF ACCOMMODATION

12.1 6 Cambridge Gate occupies the lower ground and ground floors of the original terrace house. It is referred to as a “Triplex & Mews” in the 1996 sales brochure. The most recent sales brochure gives an approximate gross internal floor area of 571.8 sq m (6,155 sq ft) excluding stair voids. It contains the original main stone staircase and balustrade that gives access to a single room at third floor level. This contrived design is for the sole purposes of retaining the staircase. The layout of the accommodation is shown modified to suit family requirements. The internal floor area of the house remains

unaltered although the insertion of the structural glass floor at the ground floor level to the rear courtyard provides a covered space of 24.75 sq m (266 sq ft) where it was previously open to the weather.

### **13.0 ACCESS**

- 13.1 The property is at the southern end of Regent's Park. The rear mews accommodation backs onto Cambridge Gate Mews access road that in turn connects to Albany Street via an opening in Colosseum Terrace. Albany Street is on a major bus route into the centre of London. The front entrance door faces onto an "in and out" access road with private parking. Underground stations are located close by at Regent's Park and Mornington Crescent. Euston Road and Kings Cross mainline stations are situated further along Marylebone Road to the east. The paving and mews roadway at the rear is the responsibility of The Crown Estate Paving Commissioners.

### **14.0 CONCLUSION**

- 14.1 The proposed development is minor in nature. There is a small loss of historic fabric but this is considered not to be significant considering the overall benefits gained to the plan form, facilities and sustainability of the building. The "green wall" to the courtyard meets the requirements of Policy DP22. The internal works preserve the building's special interest. The proposed works do not give rise to any adverse impact upon the neighbours' amenity. The proposal meets the requirements of the relevant national and local policies. The external alterations preserve the special interest of the building and the character and appearance of this part of the Conservation Area. We trust that the London Borough of Camden will have no difficulty approving the applications as submitted.